

7. **Planning Areas 6.1 and 6.2**

a. **Description**

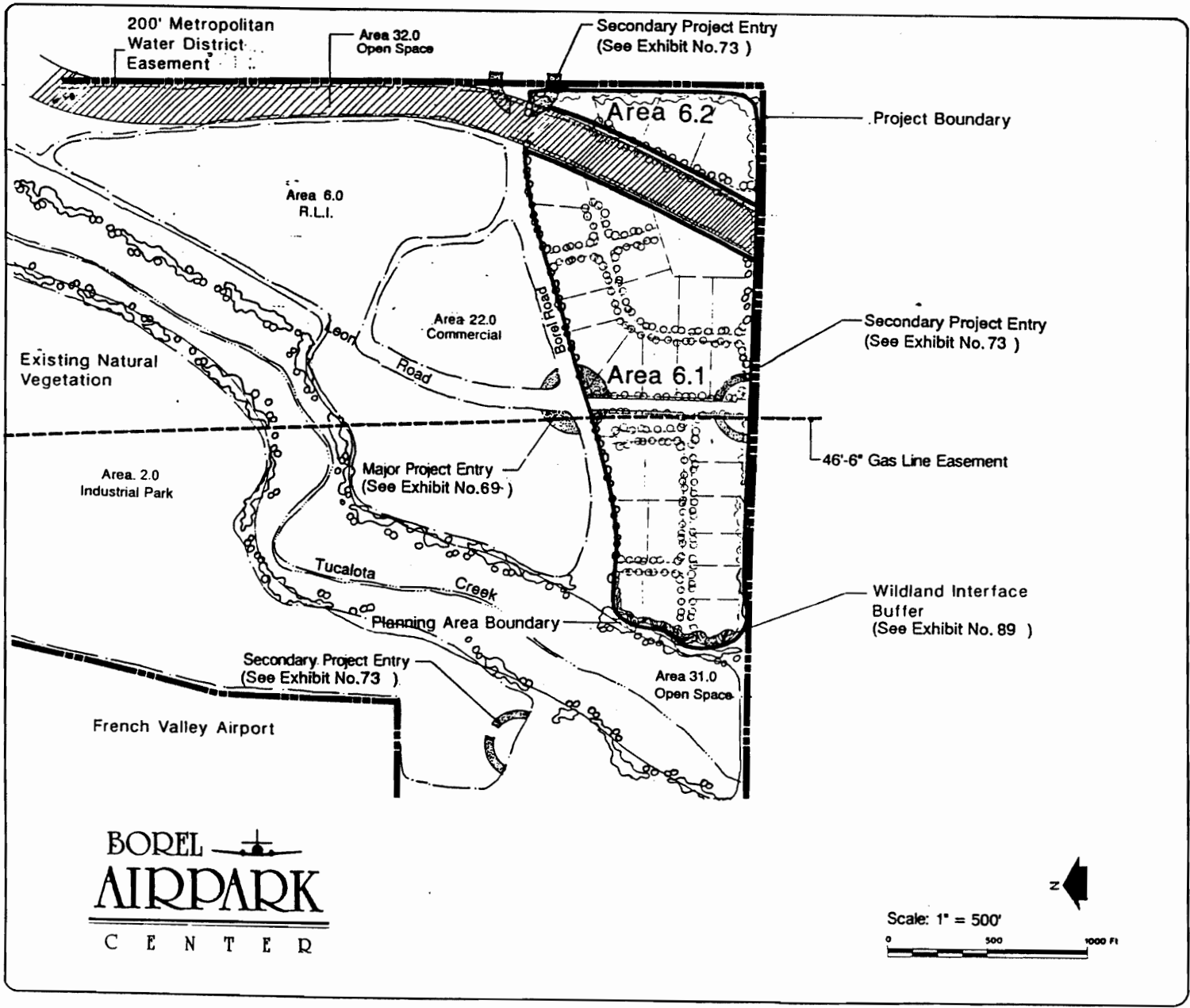
Planning Area 6.1 is planned for a 38.8 acre restricted light industrial site. Planning Area 6.2 is a 9.0 acre restricted light industrial site, see Exhibit 21

b. **Design Features**

- o Prior to any development within Planning Areas 6.1 and 6.2, a plot plan must be submitted and approved pursuant to Section 18.30 of Ordinance 348 and/or a subdivision approved and recorded pursuant to Ordinance 460
- o Major project entry, see Exhibit 68
- o Secondary entry statement, see Exhibit 72
- o Landscape design, see Exhibit 13
- o Wildland interface buffer, see Exhibit No. 88
- o The southerly two-thirds of Planning Area 6.2 (approximately 6.3 acres) shall be utilized for the coastal sage scrub replacement, see Exhibit No. 105.
- o Highway/roadway landscape plan view, see Exhibit 84
- o Please refer to Section E for project-wide architectural guidelines
- o Please refer to section D for project-wide landscaping guidelines
- o Signage restrictions (see architectural guidelines)

c. **Zoning Development Standards**

- o Permitted Uses:
  - \* Please refer to Zoning Ordinance No. 348 contained in Chapter V of this document.



### Planning Area 6.1 and 6.2

Key Map

Area 6.1  
Gross Acres: 38.8  
Land Use: Restricted Light Industrial

Area 6.2  
Gross Acres: 9.0  
Land Use: Restricted Light Industrial

The Planning Associates  
R.H.A. Inc.

**TEC** TEMECULA ENGINEERING CONSULTANTS

LAND PLANNING • CIVIL ENGINEERING • SURVEYING • DESIGN

Exhibit No: 21